



Scoping Report requesting the Secretary's Environmental Assessment Requirements

Project: Additions and Alterations to Existing Health Services Facility at President Private Hospital

369-381 President Ave
61-65 Hotham St,
2-4 Bidurgal St
Kirrawee NSW 2232

Client: Macquarie Health Corporation

Date: April 2019

Prepared by:

Imagescape Design Studios Pty Ltd

Christine Kelly

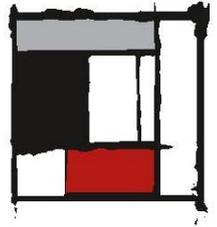
Urban and Regional Planner

Master of Urban and Regional Planning – University of Sydney

P 02 9518 8800

M 0414 746 699

E chris@imagescape.com.au

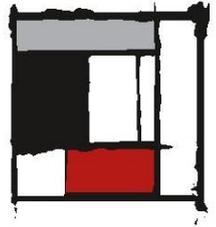


Request for Secretary's Environmental Assessment Requirements

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Prepared by: imagescape design studios
Dated: April 2019

Prepared by	Christine Kelly	Reviewed by	Stephen Phillips
Title	Urban and Regional Planner, imagescape design studios	Title	Director, imagescape design studios
Signature		Signature	
Date	24 April 2019	Date	

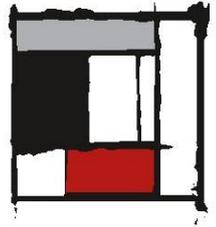
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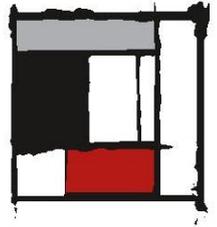
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Issue:

Issue No	Description	Issue Status
Ck190423	Request for SEARs (V2) following Scoping Meeting with Dept of Planning	CURRENT
Ck190312	Request for SEARS (V1). Initial request Report	SUPERCEDED



Request for Secretary's Environmental Assessment Requirements

1.0 Introduction

1.1 Purpose

Correspondence via email dated 17th April 2019 was received from the Department of Planning and Environment. The email confirmed that the proposal for the Alterations and Additions to President Private Hospital be recommended to be assessed as a State Significant Development.

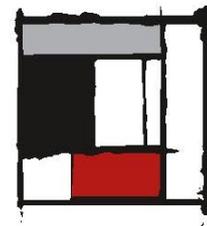
Following this email, a Scoping Meeting was held by phone between Ms Megan Fu (Department of Planning and Environment - Assessing Officer for the project) and Ms Christine Kelly (imagescape design studios – Urban and Regional Planner). This phone conversation satisfied the requirement for a scoping meeting.

The purpose of this report is to request for Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an EIS for the proposed development. To support the request for the SEARs this submission provides an overview of the proposed development, sets out the statutory context, and identifies the key environmental and planning issues associated with the proposal. The concept proposal is illustrated in Appendix B.

1.2 Description of the Existing Facility

President Private Hospital has been delivering professional medical services to the community for 35 years. Facilities provided are as follows:

- 3 fully equipped operating rooms including an endoscopy suite
- Recovery ward of 6 beds
- Hydrotherapy pool
- CSSD (Central Sterilised Department)
- Progressive Anaesthetic Department
- Wellness Clinic
- Rehabilitation Day Program
- On-Site Catering
- Free on-site car parking



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The site comprises five (5) separate allotments as described in Table 01. It is the intention of this development that all affected allotments be amalgamated.

Property:	Plan 006A	Plan 006A	Plan 006A	Plan 006A	Plan 006A
<i>Street Address:</i>	369-381 President Ave, Kirrawee NSW 2232	63-65 Hotham Road, Kirrawee NSW 2232	61 Hotham Road, Kirrawee NSW 2232	2 Bidurgal Ave, Kirrawee NSW 2232	4 Bidurgal Ave, Kirrawee NSW 2232
<i>Lot No.:</i>	1	24A	23	53	54
<i>DP No.:</i>	841502	26995	26995	29493	29493
<i>Zoning:</i>	SP1 Special Activity (Health Services Facility)	SP1 Special Activity (Health Services Facility)	R2 Low Density Residential	R2 Low Density Residential	R2 Low Density Residential
<i>Existing Use:</i>	Hospital	Single dwelling used for Inpatient Rehabilitation	Single dwelling used for hospital administration	Single dwelling	Single dwelling
<i>Proposed use</i>	Hospital	Demolished. Entrance to Hospital Used for In-patient accommodation entrance Stage 1 Recovery	Demolished. Carpark	Single dwelling Carpark	Single dwelling Car park In-patient accommodation

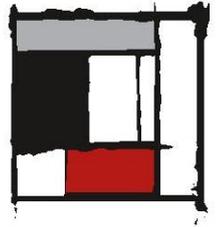
Table 01: Description of Separate Allotments

1.3 Project Benefit

President Private Hospital currently offers patient accommodation for 47 licensed beds, 3 operating theatres, 24 hour on-site medical support and specialist consulting rooms.

According to the 2016 Census 16.4% of the population for the Sutherland Shire is over 65 years of age. This is an increase of 6.2% from 2011. It was recorded that 4.3% of its population required assistance in a core activity. This also is an increase from 3.5% in 2011. The Sutherland Shire population forecast for 2018 is 231,351 and is forecast to grow to 266,020 by 2036. This is a marked increase of 15% growth.

The proposed alterations and additions to President Private Hospital will provide much needed services to the community such as rehabilitation and surgical services in the areas of orthopaedics, urology, ENT, vascular, cardiology and neurology. The proposed works will deliver significant benefits for the broader community by improving on the services already being offered. These benefits are:



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- The provision of additional health opportunities delivering better choice and affordability;
- The proposal's consistency with the principals of urban consolidation leading to a more efficient use of community infrastructure;
- Reduce pressure on surrounding private and public hospitals also supporting the area;
- The employment opportunities during the construction and operational phases of the development; and
- Provide contemporary and improved models of care.

2.0 The Site

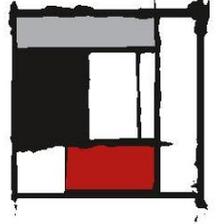


Figure No. 1: Location of the site the site comprises six (6) allotments being Nos. 54, 53, 23, 24A, 2 and 1. Detailed descriptions of each of the sites are provided in Table No. 1.

Source: Google maps

2.1 Site Location and Description

The site is located on the corner of President Ave and Hotham Road, Kirrawee, within the Local Government Area (LGA) of Sutherland Shire Council. A detailed description of the allotments on the site are provided in Table 01. The total area of the site is 9,534.86msq.



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2.2 Surrounding Development

The site is bound by residential sites to the north. The main train line to Sydney is located to the north of the site. To the south the site is bound by President Ave, a four lane road providing vehicles an alternative access to Cronulla and Sydney rather than continuing along the Princes Highway. Residential home sites line to southern end of President Ave. To the west the site is bound by more residential sites. To the east the site is bound by Hotham Road. Facing Hotham Road is a medical facility (skin specialist).

The site is approximately, 15min walk from the train station and shopping centre located on Oak Road. The shopping centre consists of a number of food outlets, newsagent, gift shops, cafes and professional suites. The train station is supported by a 150 space car park.

3.0 Description of the Proposal

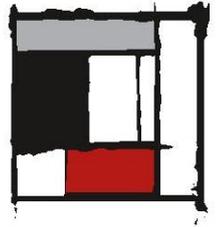
The proposal consists of two precincts, known as North and the South Precincts.

- In detail, the North Precinct will include:
 - In-patient accommodation over two floors
 - Support areas to provide In- patient programs
 - Ancillary areas as required by the Department of Health

- In detail, the South Precinct will include:
 - Construction of new 3 storey patient accommodation and support services
 - Construction of new Stage 1 and 2 Recovery rooms
 - New Entry and Reception accessed via Hotham Road
 - New lifts one allowing for patients on stretchers the other being a standard passenger lift.
 - Demolition of existing Hotham House known as 63 - 65 Hotham Road
 - Construction of new carpark for patients, visitors and staff. Access will be from Hotham Road.
 - Construction of new carpark for patients, visitors and staff. Access will be from Hotham Road.

Part of this proposal is to amalgamate all five (5) sites described in Table 01.

Further the proposed site works will deliver 104 standard car parking spaces which is double the number of existing spaces. Also 7 additional accessible parking spaces as well as a dedicated ambulance and patient transport drop off and pick up bay. In the absence of bicycle parking in the existing site, the works will deliver 20 dedicated bicycle spaces.



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4.0 Planning and Approval Framework

4.1 Approvals process

The Alterations and Additions to President Private Hospital has been approved for assessment as a "State Significant Development" (SSD) pursuant to Section 4.36 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979).

4.2 Commonwealth Legislation

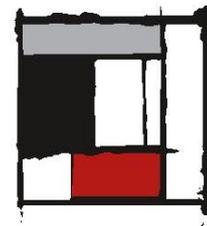
The *Disability (Access to Premises – Buildings) Standard 2010* ensures a building complies with the Access code. The existing building does not meet many of the requirements of this standard therefore part of the scope of works for this proposal will include the upgrade of the existing Hospital building to ensure compliance. The proposed works will be designed to meet the necessary requirements to also ensure compliance.

No Commonwealth environmental legislation is triggered by the proposed development.

4.3 State Legislation

Pursuant to Section 4.41 of the EP&A Act 1979 the following authorisation are not required for SSD applications:

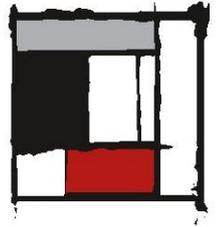
- A permit under section 201, 205 or 219 of the *Fisheries Management Act 1954*;
- An approval under Part 4, or an excavation permit under section 139, of the *Heritage Act 1977*;
- An Aboriginal heritage impact permit under section 90 of the *National Parks and Wildlife Act 1974*;
- A bushfire safety authority under section 100B of the *Rural Fires Act 1997*; and
- A water use approval under section 89, a water management work approval under section 90 or an activity approval under section 91 of the *Waste Management Act 2000*.



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Table 02 below provides a more detailed discussion of relevant State Legislation and its application to the site.

Legislation	Relevant Requirements	Application to President Private
<p><i>Biodiversity Conservation Act 2016</i></p>	<ul style="list-style-type: none"> The <i>Biodiversity Conservation Act 2016</i> aims to maintain a healthy, productive and resilient environment for the greatest wellbeing of the community, and for the future, consistent with the principles of ecological sustainable development. 	<ul style="list-style-type: none"> President Private Hospital is an existing hospital with significant built form across the site. An arborist has assessed the trees to be removed and has not identified any Threatened Species as per schedule 1 of the <i>Biodiversity Conservation Act 2016</i> among them. <p>It is not expected that the proposal will have a significant adverse impact on the natural environment. To the extent required by State Legislation, biodiversity impacts will be addressed in the EIS.</p>
<p><i>Environmental Planning and assessment Act 1979</i></p>	<ul style="list-style-type: none"> The EP&A Act 1979 sets out the objectives and the approvals regime for development in NSW. Division 4.7 establishes the requirements for SSD. Section 4.37 establishes procedures for ‘staged development applications’. A staged development application sets out detailed proposals for separate parts of the site. 	<ul style="list-style-type: none"> The proposal is classified as “State Significant Development” thereby requires a ‘State Significant Development Application’ to be made to the Minister for Planning accompanied by an Environmental Impact Statement (EIS).
<p><i>Roads Act 1996</i></p>	<ul style="list-style-type: none"> Section 138 of the <i>Roads Act 1993</i> requires the roads and Maritime 	<ul style="list-style-type: none"> Consultation with RMS and SSC will be undertaken during the



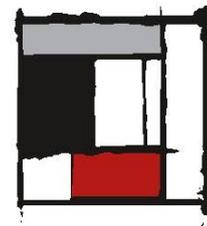
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	<p>Service (RMS) and Sutherland Shire Council (SSC) to give consent for works in, under or over a public road.</p>	<p>EIS preparation phase to ensure adequate consideration has been given to potential issues affecting public roads surrounding the site.</p>
<p><i>Coal Mine Subsidence Compensation Act 2017</i></p>	<ul style="list-style-type: none"> The purpose of the <i>Coal mine Subsidence Act 2017</i> (Mine Sub Act) is to provide for the assessment and management of risks associated with subsidence resulting for coal mine operations. Part 3 of the Mine Sub Act outlines requirements for development within mine subsidence districts. 	<ul style="list-style-type: none"> The site is not within a Mine Subsidence district. Therefore the proposal will not need to be considered by the Subsidence Advisory NSW (SA NSW). Consultation with the SA NSW will not be required during the EIS preparation.
<p><i>State Environmental Planning Policy (Infrastructure) 2008</i></p>	<ul style="list-style-type: none"> The purpose of the State Environmental Planning Policy (Infrastructure) 2008 is to facilitate the effective delivery of infrastructure across NSW. This SEPP identifies matters to be considered in the assessment of the development adjacent to particular types of infrastructure development. 	<ul style="list-style-type: none"> The proposal does not alter the use of the site. The site is categorized under the ISEPP as a ‘<i>hospital</i>’, within the meaning of ‘<i>health services facilities</i>’. The site is zoned SP2 infrastructure under the Sutherland Shire LEP 2012. The SP2 zone is defined as a ‘prescribed zone’ pursuant to clause 56 of the ISEPP. The use of the proposed building as a ‘<i>health services facility</i>’ - is permissible with consent under the ISEPP. Part of the site is a R2 Zone. The use of the site as a “<i>health services facility</i>” is permissible with consent under the ISEPP.



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		<ul style="list-style-type: none"> • <i>Traffic Generating Development</i> The ISEPP aims to ensure that the RMS is made aware of and is given an opportunity to make representations in respect to traffic generating development. The ISEPP sets out the types of development which must be referred to the RMS. For hospitals, a threshold of 200 beds is identified as the trigger for traffic generating development (unless the site has access to classified road or to a road that connects to classified road within 90m of the site) Whilst the proposal does not exceed the 200 bed threshold it does has access to a classified road being President Avenue. Therefore, a Traffic Report will be included with the EIS with consultation carried out with the RMS.
<p><i>State Environmental Planning Policy (State and Regional Development) 2011</i></p>	<ul style="list-style-type: none"> • The purpose of the State Environment Planning Policy (State and Regional Development) 2011 (SRD SEPP) is to identify development that is State Significant development, State Significant Infrastructure and regionally significant development. 	<ul style="list-style-type: none"> • Schedule 1, Section 14 of the SRD SEPP states that development that has a capital investment value of more than \$30million for hospitals, medical centres or health research facilities are deemed State Significant Development (SSD).
<p><i>State Environment</i></p>	<ul style="list-style-type: none"> • <i>The purpose of the State Environmental Planning</i> 	<ul style="list-style-type: none"> • <i>The site is not listed on EPA Contaminated Land</i>



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<p><i>Planning Policy No. 55 – Remediation of Contaminated Land</i></p>	<p><i>Policy No. 55 – Remediation of Contaminated Land (SEPP 55) is to provide a State-wide planning approach to the remediation of contaminated land.</i></p>	<p><i>register. Further consideration will be given during the preparation of the EIS.</i></p>
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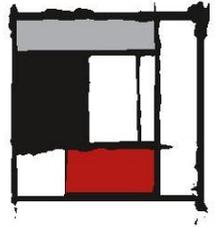
Table 02: Applicable State Legislation

4.4 Local planning Controls

4.4.1 Sutherland Shire Local Environment Plan 2015

The *Sutherland Shire Local Environmental Plan 2015* (SS LEP 2015) is the principal environmental planning instrument (EPI) applying to the site and establishes the zoning and the core development controls for the site. The relevant provisions of the SCC LEP 2015 are discussed in relation to the site in Table 03.

Clause	Provision	Response
<p>Land Use Zoning</p>	<p>Zone SP1 – Special Activities (Health Service Facility) <i>Objectives</i></p> <ul style="list-style-type: none"> • <i>To provide for infrastructure and related users</i> • <i>To prevent development that is not compatible with or that may detract from the provision of infrastructure</i> <p>Land zone R2 – Low Density Residential</p>	<p>The Infrastructure SEPP – Part 3 (Division 10) confirms that the development for the purpose of health service (including hospitals) may be carried out with consent on land in the “prescribed zone”.</p>
<p>Clause 4.3 – Height of Buildings</p>	<p>The height requirement for the SP1 is not stated. The site is surrounded by the following height guidelines: “I”: N/A “JI”: 9.0m The existing height of the building is 6m</p>	<p>The infrastructure SEPP – Part 3 (Division 10) confirms that the erection of a building not exceeding 12m can be carried out without consent. The proposed building will exceed that height limit. This item will be addressed in the EIS.</p>
<p>Clause 4.4 – Floor Space Ratio</p>	<p>There is no specific guideline for the floor space ratio for the SP1 zone.</p>	



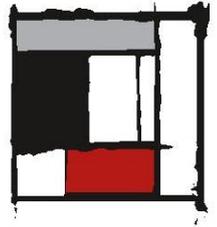
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<p>Heritage Conservation</p>	<p>Hotham House located at 63-65 Hotham Road and is currently under an Interim Heritage Order for consideration as a Heritage Item for inclusion to the Sutherland Council LEP. The date for consideration for this item by the Council expires on the 20 May 2019.</p>	<p>This proposal includes the demolition of Hotham House.</p> <p>A number of planning schemes and alternatives including the retention of were considered however the preferred alternative included the demolition of the building.</p> <p>A Heritage Consultant has been included on the design team to provide guidance to the assessment of heritage value of the building and its surrounds. This same Consultant will provide advice on how best to convey the value of any heritage significance of the building and its surrounds.</p>
<p>Acid sulphate soils</p>	<p>The site has not been identified as having acid sulfate soils present in any area within the site or as any depth.</p>	<p>In the absence of any classification, no further assessment or management will be required.</p>

Table 03: Applicable clauses from SSLEP 2015



Figure 02: – Extent of SSLEP 2015 - Land Use Zoning
Source: SSLEP2015



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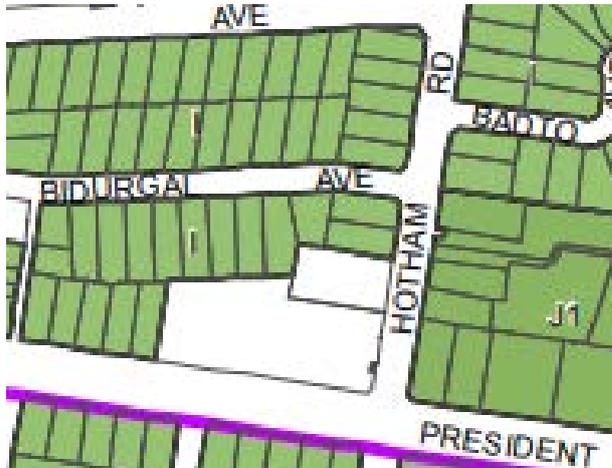


Figure 03 – Extent of SSLEP 2015 – Height of Building
Source: SSLEP2015

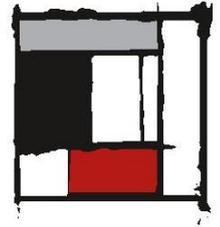


Figure 04 – Extent of SSLEP 2015 – Floor Space ratio
Source: SSLEP2015

4.4.2 Sutherland Shire Development Control Plan 2015

Relevant provisions of the Sutherland Shire Development Control Plan 2015 (SSDCP2015) will be considered as a guide when preparing the EIS. The following Chapters would apply to the development if it were not an SSD:

- Chapter 17: B2 Local Centre, B4 Mixed use Kirrawee
- Chapter 35: Other uses
- Chapter 36: Vehicular Access, Traffic, Parking and Bicycle
- Chapter 38: Stormwater and Groundwater Management
- Chapter 40: Environmental Risk
- Chapter 41: Social impact



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4.5 Strategic Framework

4.5.1 NSW State Priorities

NSW State Priorities announced on 14 September 2015 outline 30 key reforms for the State, including personal priorities for the Premier.

The state Priorities include:

- Making it easier to start a business
- Boosting apprenticeships
- Increasing housing supply
- Delivering strong budgets
- Transitioning to the National Disability Insurance Scheme
- Cutting waiting times for planned surgeries
- Ensure on-time running of public transport
- Improving road reliability
- Reducing adult re-offending
- Encouraging business investment
- Accelerating major project assessment
- Protecting our credit rating
- Improving Aboriginal education outcomes
- Better government digital services
- Increasing cultural participation
- Creating sustainable social housing
- Reducing violent crime
- Reducing road fatalities

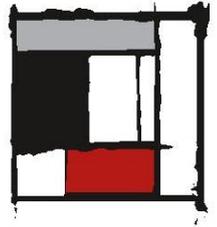
The proposal aligns with the following priorities

- Transitioning to the National Disability Insurance scheme
- Cutting waiting times for planned surgeries
- Encouraging business investment

5.0 Overview of Likely Environmental and Planning Issues

5.1 Urban Design and Built Form

The EIS will address height, density, bulk and scale of the proposed development within the context of the locality and will demonstrate how the proposal integrates with the surrounding context and desired future character of the area. The EIS will consider the relationship between the precincts including how the form, layout and siting of each of the elements achieve optimal design and amenity outcomes.



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An urban design report will be prepared as part of the EIS. The report will explain the design principles of the proposed development and how it addresses the surrounding locality. An external finishes and colours schedule will also be prepared as part of the Architectural Package.

5.2 Environmental Amenity

The proposed development is surrounded by low-to-medium density residential dwellings as well as open space. Solar access, visual privacy and view loss will be discussed in the EIS.

Shadow diagrams, perspectives and acoustic impact will also be considered. In addition, assessment of potential issues of noise and vibration during the construction period will be examined with the aim of assessing how these measures can be reduced.

5.3 Traffic, Parking and Access

A traffic and parking assessment will be prepared by a suitable qualified traffic engineer and submitted as part of the EIS. The assessment will evaluate access arrangements, parking and the existing and proposed operation of the road network, the aim of the concept proposal is to centralise parking and improve the connectivity and safety of the site.

The report will also outline preliminary green travel strategies. This will aim to encourage staff and visitors to access the site by walking, cycling and public transport.

5.4 Ecological Sustainable Development (ESD)

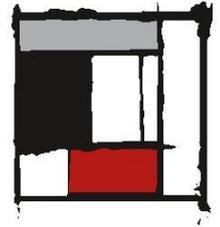
The EIS and architectural plans will detail how ESD principles will be incorporated into the design and ongoing operational phases of the development. The EIS will also detail how measures will be implemented to minimise consumption of resources, water and energy.

5.5 Waste Management

The proposed development will generate a wide variety of waste. Waste management measures for the demolition, construction and ongoing use of the proposed development will be documented within the EIS.

5.6 Services

The site is able to be serviced by power, water, sewer and telecommunications to accommodate the proposed development. The proposed amplification of site services will be provided in the EIS.



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An Infrastructure Management Plan will detail the available services and relevant consultation with service agencies for the development.

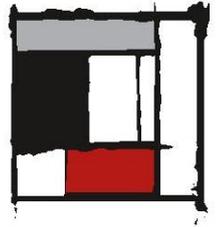
5.7 Social and Economic

The social impacts that will result from this proposal are set out below:

- Upgrade and expansion of out-dated hospital infrastructure and enhanced capacity to provide a wide range of medical services;
- The project will provide contemporary healthcare addressing clinical services suited to the current and future needs of the Shire catchment population;
- Achieve critical mass of allied health staffing enabling more specialised allied health services to be provided to inpatient and ambulatory patients;
- More effective and efficient use of available clinical staff, improved staff satisfaction and greater capacity to attract and retain staff;
- Improved integration of hospital and community health services including greater capacity to provide more integration models of care;
- Greater capacity to meet the health care requirements of the growing population now and into the future;
- Integrated care and new models of care, including clinical redesign and service innovation;
- Improved patient safety through reduced clinical errors and infection;
- Improved amenity for patients, their families and staff; and
- Identity benefits for the Shire catchment area.

The economic impacts that will result from this proposal are set out below:

- Direct and indirect increase in employment opportunities during construction and operational phases of the development. This will result in a positive contribution to the local economy;
- A range of economic benefits for the Shire catchment area and the local area health service:
 - Increased outcome efficiency
 - Increased output or cost efficiency. The development results in a value for money outcome which addresses the specific objectives for the redevelopment and incorporates efficient future flexibility and planning provision to facilitate the future objectives of the catchment area.
 - Maximisation of capital investment provides the opportunity to further reduce service fragmentation and continue to improve continuity of care, to ensure safe and effective service delivery;
 - Better staff attraction and retention; and
 - Higher workforce productivity.
- The redevelopment will provide a catalyst for change in the area, support the development and enhancement of integrated services that maintain and improve the reliability and quality of patient care, as well as improve patient outcomes.



Request for Secretary's Environmental Assessment Requirements

6.0 Consultation

In preparing the EIS, it is expected that the proponent will undertake consultation with the following stakeholders:

- Sutherland Shire Council
- Sydney Water Corporation
- NSW Ministry of Health
- Roads and Maritime Service
- Staff of President Private Hospital
- Surrounding landowners and the broader Kirrawee community.

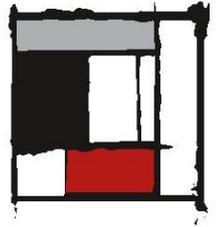
7.0 Impact of not proceeding with the proposal

Generally, the key impacts of not proceeding with the proposal would include:

- Limiting the ability of the local area health service to meet the healthcare demands of the catchment population
- Limiting the attraction and retention of health services staff with the area
- Preventing the full implementation of complementary models of care with much of the existing infrastructure not consistent with contemporary standards of health and safety and inpatient care;
- Increasing the likelihood of recurrent operating costs incurred by the State resulting from a growth in demand of health services;
- Limiting the potential of health services to be delivered to the quality required by Health Infrastructure; and
- Facilitation a substantial long-term undersupply of key clinical services including emergency, imaging, paediatric, perioperative and Intensive Care Unit facilities.

In addition to the impacts identified above, failure to deliver this proposal would undermine the broader service capacity of the Sutherland Shire Catchment Area. This would have a significant and detrimental impact on services provision for patients within the area.

The statistics attached to item 10.0 of this report show that our population is aging. The services and programs offered by both private and public sectors, aim to deliver positive aging outcomes. Programs are becoming more comprehensive with ever increasing expectations for their outcomes. The programs which may have once promised advanced results are now the norm. The reasoning behind this proposal is to stay ahead of these basic programs and confidently promise to exceed baseline outcomes and compliance with NSW Ministry of Health requirements.



Request for Secretary's Environmental Assessment Requirements

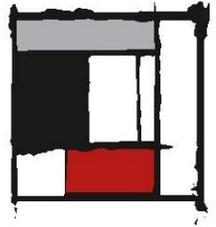
To this end, the impact of not proceeding with the proposal is unacceptable due to the inability of infrastructure to meet the current and future health care demands of the local and regional community.

8.0 Conclusion

Having regard to Section 14 in Schedule 1 of the State Environmental Planning Policy (State & Regional Development) 2011, and given the proposed development has an estimate CIV of \$46mil which is well in excess of the \$30million threshold for SSD, imagescape design studios on behalf of Macquarie Health Pty Ltd, formally request that the NSW Dept of Planning and environment issue SEARs to enable the preparation of the EIS for the development application for President Private Hospital.

Imagescape Design Studios

Christine Kelly
Urban and Regional Planner
Ph: 02 9518 8800
E: chris@imagescape.com.au

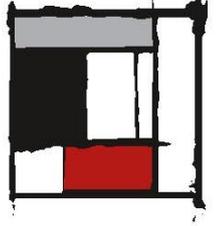


Request for Secretary’s Environmental Assessment Requirements

Appendix A: Drawings submitted with this Scoping Report

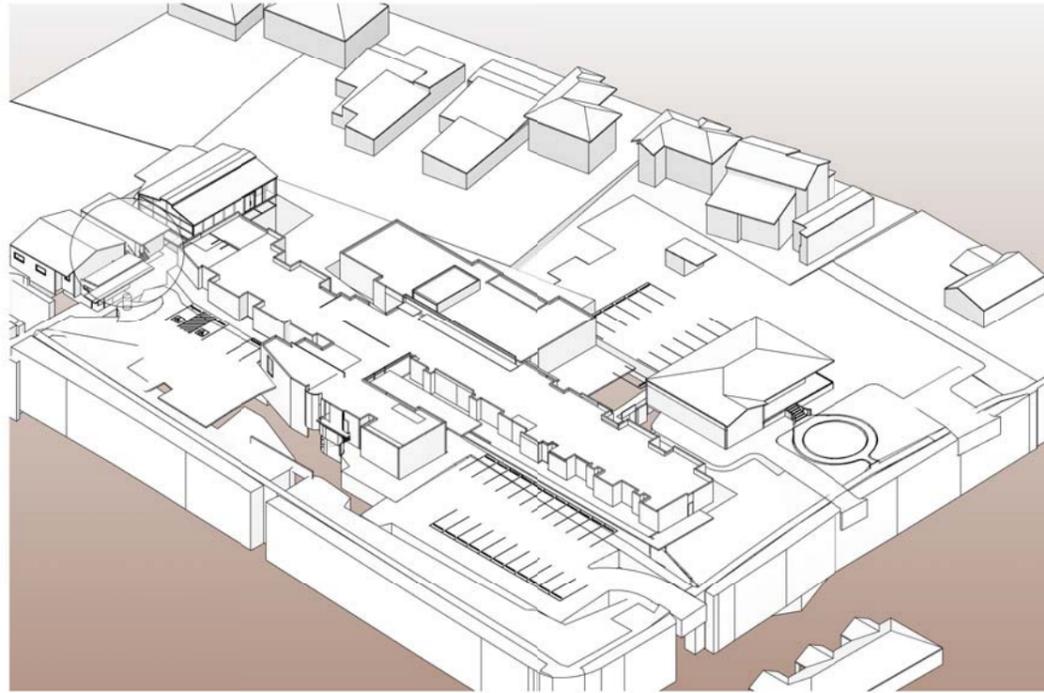
This statement is to be read in conjunction with the following drawings.

Drawing No.	Description	Issue No.
A 001	Title Sheet	44
A 004	Site Analysis	44
A 020	Existing Site Plan	44
A 025	Proposed Site Plan	44
A 026	Site Set Out Plan	44
A 100	Existing Floor Plan	44
A 103	Basement General Arrangement Plan	44
A 104	Ground Floor General Arrangement Plan	44
A 105	First Floor General Arrangement Plan	44
A 107	Second Floor general Arrangement Plan	44
A 300	Elevations	44
A 400	Sections	44

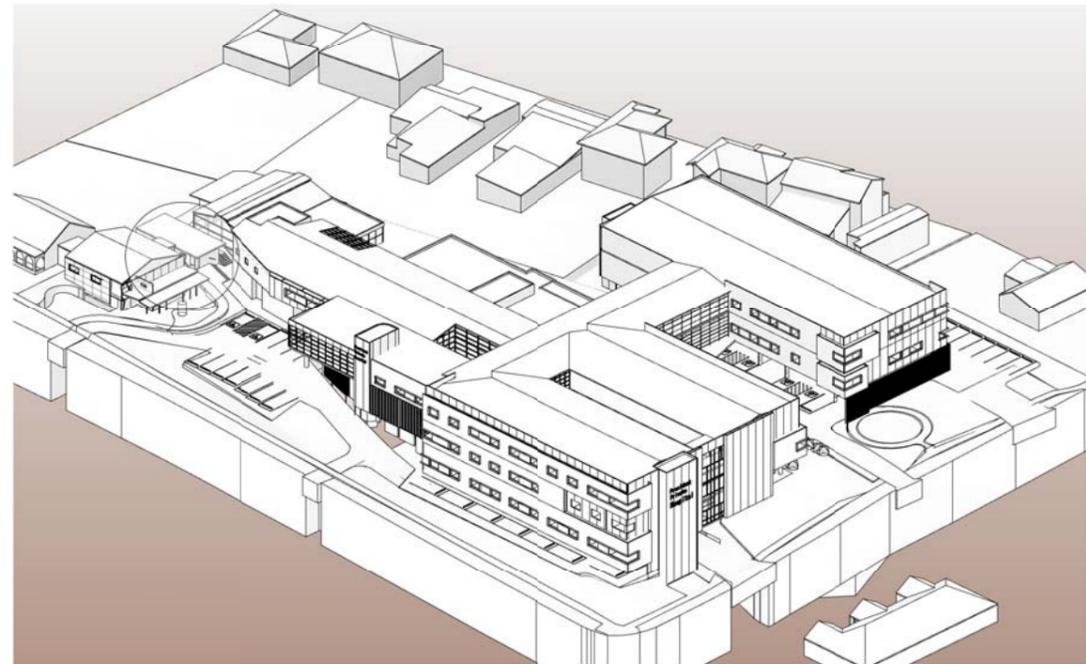


Request for Secretary's Environmental Assessment Requirements

Appendix B: Drawings submitted with this Report



1 MASSING VIEW Existing
A 001



2 3D MASSING VIEW Complete
A 001

SEARs Architectural Drawings		
Dwg No	Sheet Name	Current Revision
A 001	Title Sheet	
A 002	Symbols & Abbreviations	
A 004	Site Analysis	
A 013	Massing View to President Ave	
A 020	Existing Site Plan	
A 025	Proposed Site Plan	
A 026	Site Set out Plan	
A 100	Existing Floor Plan	
A 103	Basement General Arrangement Plan	
A 104	Ground Floor General Arrangement Plan	
A 105	First Floor General Arrangement Plan	
A 107	Second Floor General Arrangement Plan	
A 300	Elevations	
A 400	Sections	

Street address	369-381 President Ave. Kirrawee NSW 2232		63-65 Hotham Road Kirrawee NSW 2232		61 Hotham Road Gympie NSW 2227		2-4 Bidural Ave Kirrawee NSW 2232		
Zooning & Lot Identification	ZONE SP1 (Lot 2)		ZONE SP1 (Lot 24A)		ZONE SP1 (Lot 23)				
DP Number	841502		26995		26995		1355.6		
Site m2	5904.47		1615.34		644.45				Total Site Area 9534.86 m2
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
Ground Floor (Gross Floor Area) m2	2061.61	3116.28	321.41	0	134.71	0	213.927	213.927	
First Floor (Gross Floor Area) m2	-	3739.16							
Second Floor (Gross Floor Area) m2	-	2673.89							
TOTAL	2061.61	9529.33	321.41	321.41	134.71	134.71	213.927	213.927	Total Floor Area 10199.37 m2

Patient Accomodation	Existing	Proposed
Inpatient Bed	47	157

	Location	Existing			Proposed		
		Standard	Accessible	Ambulance	Standard	Accessible	Ambulance
Car Parking Bays	NORTH CARPARK STAFF	20	0	0	64	4	0
	EAST CARPARK	20	1	1	30	2	1
	WEST CARPARK	12	0	0	10	2	0
Total Car Parking		52	0	1	104	8	1
Total Bicycle Parking							20

SEARS REQUEST

Consultant Team:

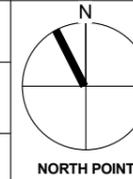
Traffic Engineer: ML Traffic Engineers - Ph. 02 8004 2434
 BCA Consultant: Blackett Maguire and Goldsmith - Ph. 02 9211 7777
 Electrical Consultant: Erbas and Associates - Ph. 02 9437 1022
 Hydraulic Consultant: Erbas and Associates - Ph. 02 9437 1022
 Mechanical Services Engineer: Erbas and Associates - Ph. 02 9437 1022
 Landscape Architect: Habit8 - Ph. 04 2520 6047
 Surveyor: Dunlop Thorpe & Co. - Ph. 02 9283 6677

Amendment Issue:

No.	Description	Date
44	Final for Sears Request	24/04/2019

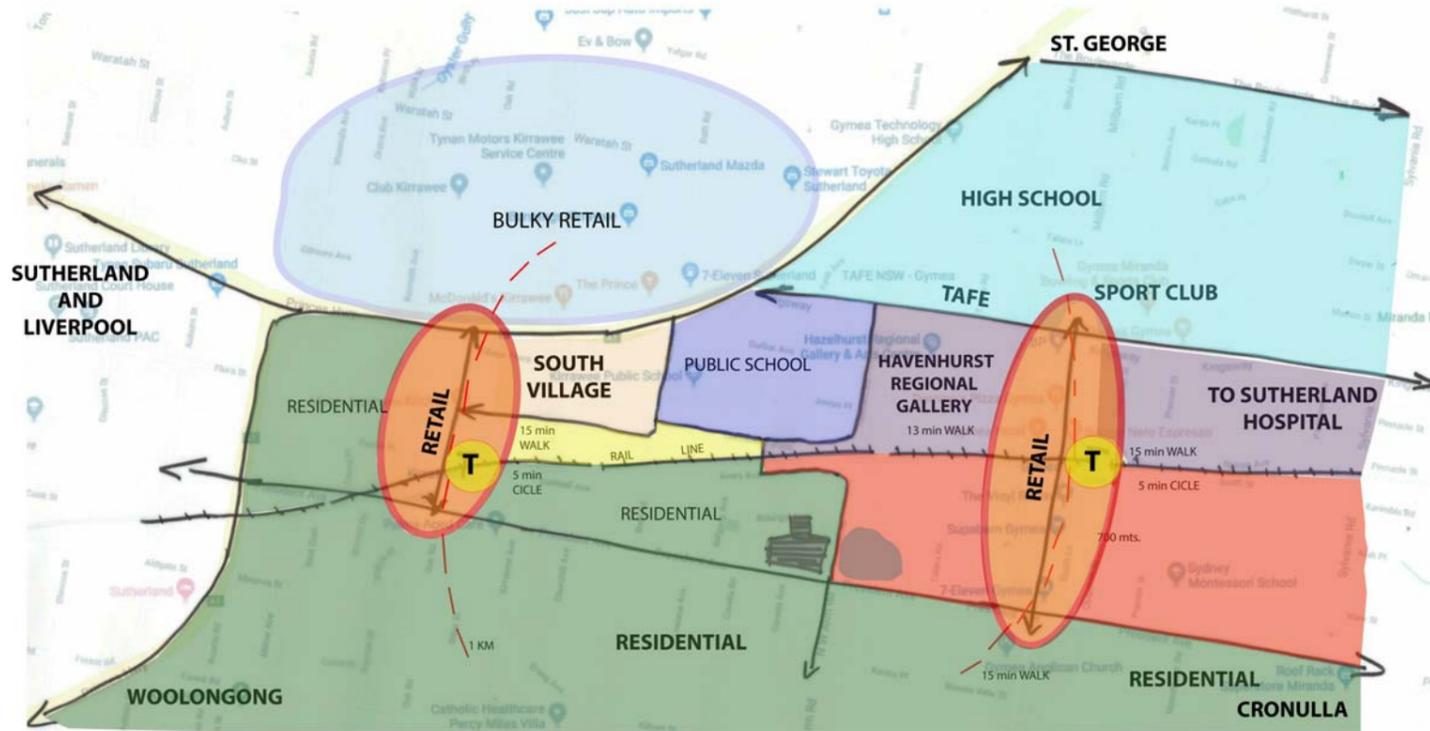
imagescape design studios
 6/10 33 Miller St, Pyrmont NSW 2009 | 02 9518 8800 | 02 8078 6877 | studio@imagescape.com.au | imagescape.com.au
 imagescape design studios (ABN: 24 137 940 017) is an architect corporation registered under the provisions of the NSW Architects Act 2003. Nominated architects are Christine Kelly registration no. 6000 & Stephen Phillips registration no. 4608

Additions & Alterations to President Private Hospital
Macquarie Health Corporation
 369-381 President Ave, 61-65 Hotham Rd, 2-4 Bidural Ave
 Kirrawee NSW

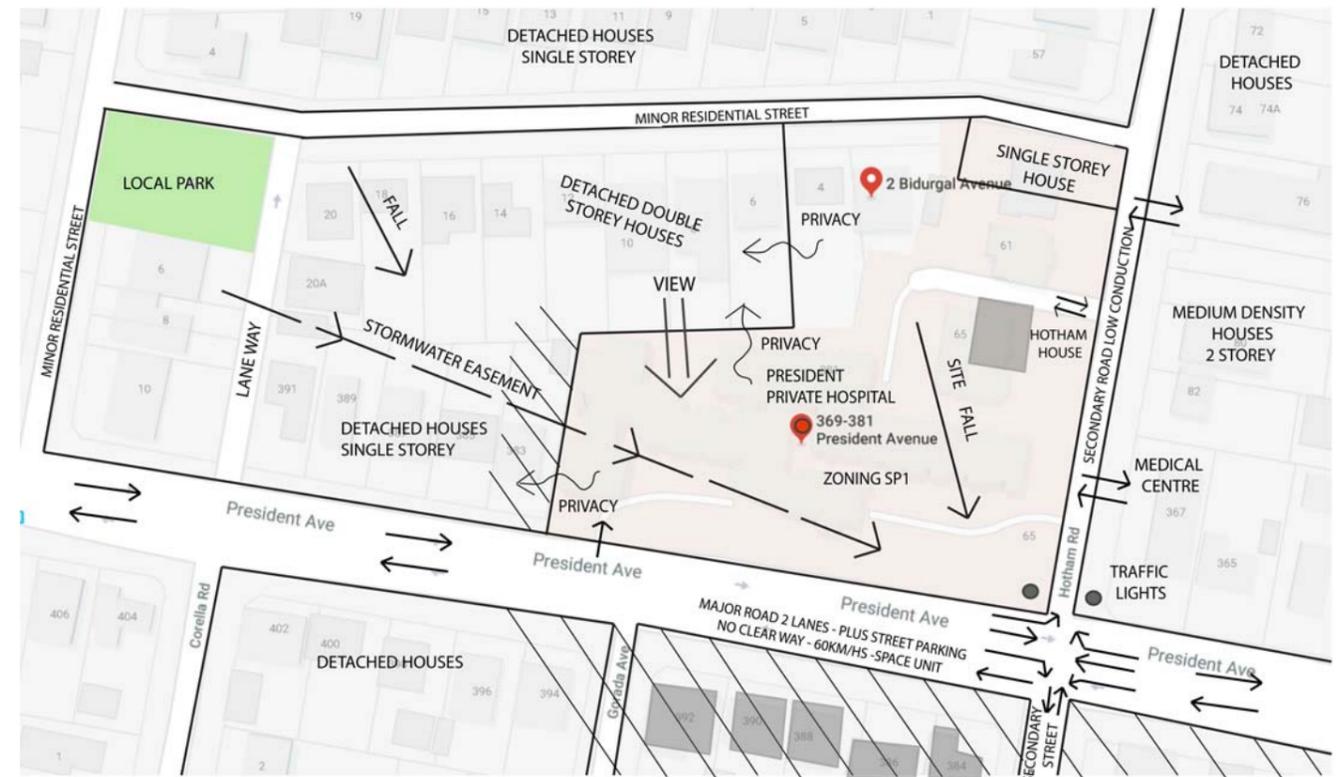


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Date	24/04/2019	Scale @ A1	Plot stamp:
Drawn by	NA, AZ	1 : 200	25-Apr-19 9:32:56 AM
Checked by	SP	Version:	44

SITE ANALYSIS NEIGHBOURHOOD



SITE ANALYSIS LOCAL



SEARS REQUEST

Consultant Team:

Traffic Engineer: ML Traffic Engineers - Ph. 02 8004 2434
 BCA Consultant: Blackett Maguire and Goldsmith - Ph. 02 9211 7777
 Electrical Consultant: Erbas and Associates - Ph. 02 9437 1022
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 Landscape Architect: Habit8 - Ph. 04 2520 6047
 Surveyor: Dunlop Thorpe & Co. - Ph. 02 9283 6677

Amendment Issue:

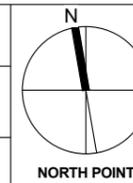
No.	Description	Date
12		11/04/2018
44	Final for Sears Request	24/04/2019

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 369-381 President Ave, 61-65 Hotham Rd, 2-4 Bidurgal Ave Kirrawee NSW

Additions & Alterations to President Private Hospital

Macquarie Health Corporation

369-381 President Ave, 61-65 Hotham Rd, 2-4 Bidurgal Ave Kirrawee NSW



Site Analysis

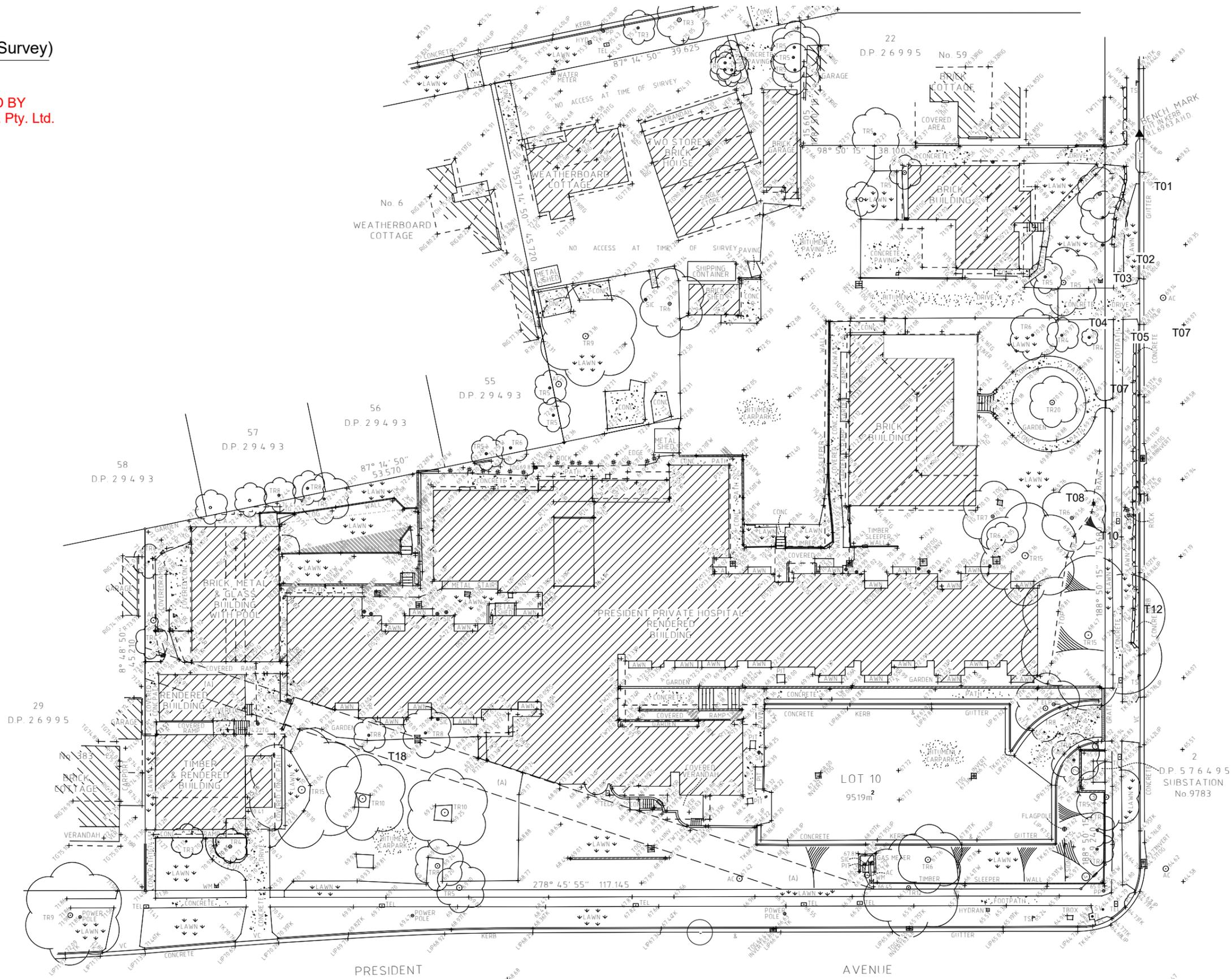
Project number MacHealth-06
 Date 24/04/2019

A 004

Drawn by NA Scale @ A1 Plot stamp: 25-Apr-19 9:33:38 AM
 Checked by SP Version: 44

1 Ex. Site Plan (Survey)
A020 1:250

SURVEY PROVIDED BY
Dunlop Thorpe & Co. Pty. Ltd.



SEARS REQUEST

Consultant Team:

Traffic Engineer: ML Traffic Engineers - Ph. 02 8004 2434
 BCA Consultant: Blackett Maguire and Goldsmith - Ph. 02 9211 7777
 Electrical Consultant: Erbas and Associates - Ph. 02 9437 1022
 Hydraulic Consultant: Erbas and Associates - Ph. 02 9437 1022
 Mechanical Services Engineer: Erbas and Associates - Ph. 02 9437 1022
 Landscape Architect: Habit8 - Ph. 04 2520 6047
 Surveyor: Dunlop Thorpe & Co. - Ph. 02 9283 6677

Amendment Issue:

No.	Description	Date
12		11/04/2018
44	Final for Sears Request	24/04/2019

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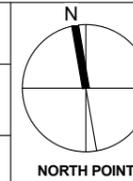


Macquarie HEALTH CORPORATION

Additions & Alterations to President Private Hospital

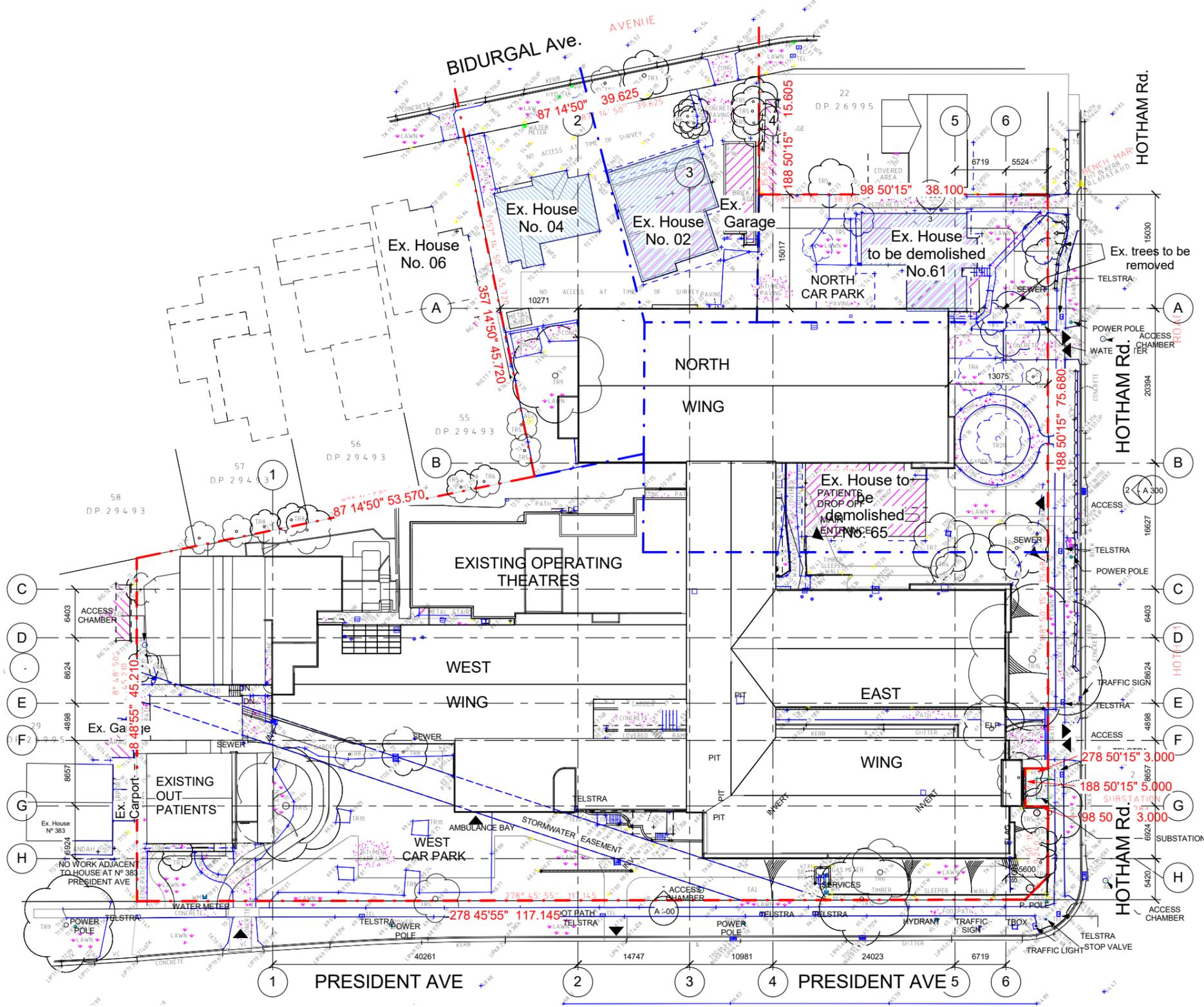
Macquarie Health Corporation

369-381 President Ave, 61-65 Hotham Rd, 2-4 Biduralg Ave
Kirrawee NSW



Existing Site Plan

Project number	MacHealth-06	A 020	
Date	24/04/2019	Scale @ A1	Plot stamp:
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Checked by	SP	Version:	44



SEARS REQUEST

Consultant Team:

Traffic Engineer: ML Traffic Engineers - Ph. 02 8004 2434
 BCA Consultant: Blackett Maguire and Goldsmith - Ph. 02 9211 7777
 Electrical Consultant: Erbas and Associates - Ph. 02 9437 1022
 Hydraulic Consultant: Erbas and Associates - Ph. 02 9437 1022
 Mechanical Services Engineer: Erbas and Associates - Ph. 02 9437 1022
 Landscape Architect: Dunlop Thorpe & Co. - Ph. 02 9283 6677
 Surveyor:

Amendment Issue:

No.	Description	Date
44	Version for Sears Request	24/04/2019

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Kirrawee NSW

Macquarie Health Corporation

Site Set out Plan

Project number MacHealth-06
 Date 24/04/2019
 Drawn by NA
 Checked by SP

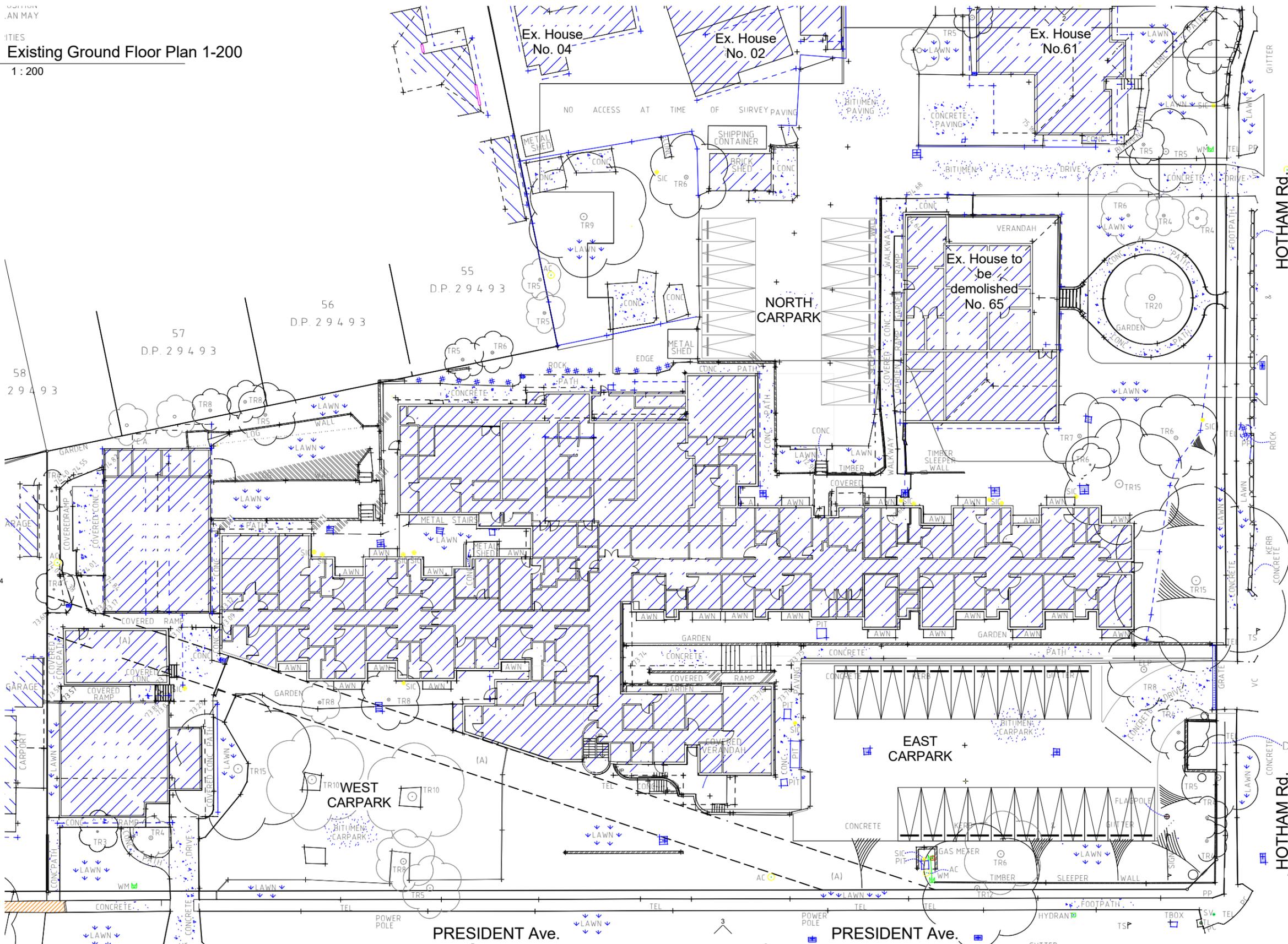
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Plot stamp:
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 Version: 44

A 026

EXISTING
FLOOR PLAN
1-200

1
A 100
1 : 200



SEARS REQUEST

Consultant Team:

Traffic Engineer: ML Traffic Engineers - Ph. 02 8004 2434
 BCA Consultant: Blackett Maguire and Goldsmith - Ph. 02 9211 7777
 Electrical Consultant: Erbas and Associates - Ph. 02 9437 1022
 Hydraulic Consultant: Erbas and Associates - Ph. 02 9437 1022
 Mechanical Services Engineer: Erbas and Associates - Ph. 02 9437 1022
 Landscape Architect: Habitr - Ph. 04 2520 6047
 Surveyor: Dunlop Thorpe & Co. - Ph. 02 9283 6677

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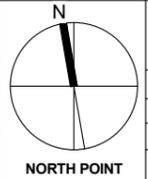
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12		11/04/2018
13		10/05/2018
14		18/05/2018
44	Final for Sears Request	24/04/2019

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 Macquarie HEALTH CORPORATION

Additions & Alterations to President Private Hospital

Macquarie Health Corporation

369-381 President Ave, 61-65 Hotham Rd, 2-4 Biduralg Ave
 Kirrawee NSW



Existing Floor Plan

Project number	MacHealth-06	A 100	
Date	24/04/2019	Scale @ A1	Plot stamp:
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Checked by	SP		Version: 44



Consultant Team:

Traffic Engineer: ML Traffic Engineers - Ph. 02 8004 2434
 BCA Consultant: Blackett Maguire and Goldsmith - Ph. 02 9211 7777
 Electrical Consultant: Erbas and Associates - Ph. 02 9437 1022
 Hydraulic Consultant: Erbas and Associates - Ph. 02 9437 1022
 Mechanical Services Engineer: Erbas and Associates - Ph. 02 9437 1022
 Landscape Architect: Habit8 - Ph. 04 2520 6047
 Surveyor: Dunlop Thorpe & Co. - Ph. 02 9283 6677

Amendment Issue:

No.	Description	Date
12		11/04/2018
13		10/05/2018
14		18/05/2018
15		30/05/2018
44	Final for Sears Request	24/04/2019

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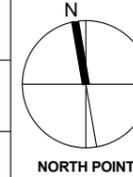
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Additions & Alterations to President Private Hospital

Macquarie Health Corporation

369-381 President Ave, 61-65 Hotham Rd, 2-4 Bidurgal Ave
Kirrawee NSW



Basement General Arrangement Plan

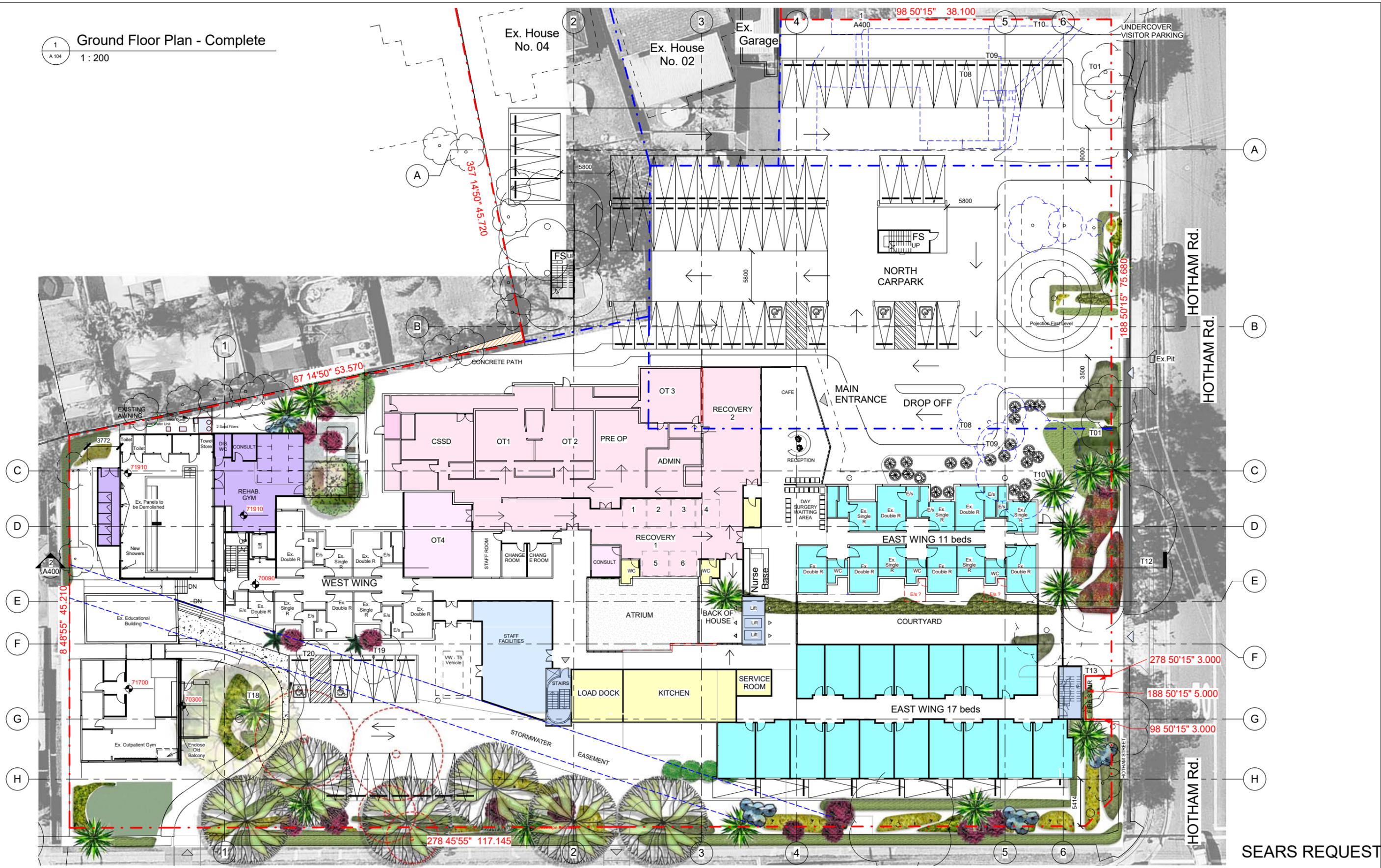
Project number MacHealth-06
Date 24/04/2019

A 103

Drawn by NA
Checked by SP

Scale @ A1
1 : 200
Plot stamp:
25-Apr-19 9:37:19 AM
Version: 44

1 Ground Floor Plan - Complete
A 104
1 : 200



Consultant Team:
 Traffic Engineer: ML Traffic Engineers - Ph. 02 8004 2434
 BCA Consultant: Blackett Maguire and Goldsmith - Ph. 02 9211 7777
 Electrical Consultant: Erbas and Associates - Ph. 02 9437 1022
 Hydraulic Consultant: Erbas and Associates - Ph. 02 9437 1022
 Mechanical Services Engineer: Erbas and Associates - Ph. 02 9437 1022
 Landscape Architect: Habit8 - Ph. 04 2520 6047
 Surveyor: Dunlop Thorpe & Co. - Ph. 02 9283 6677

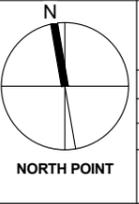
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No.	Description	Date
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17		30/05/2018
22		08/08/2018
44	Final for Sears Request	24/04/2019

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Macquarie Health Corporation
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Additions & Alterations to President Private Hospital
Macquarie Health Corporation
 369-381 President Ave, 61-65 Hotham Rd, 2-4 Biduralg Ave Kirrawee NSW



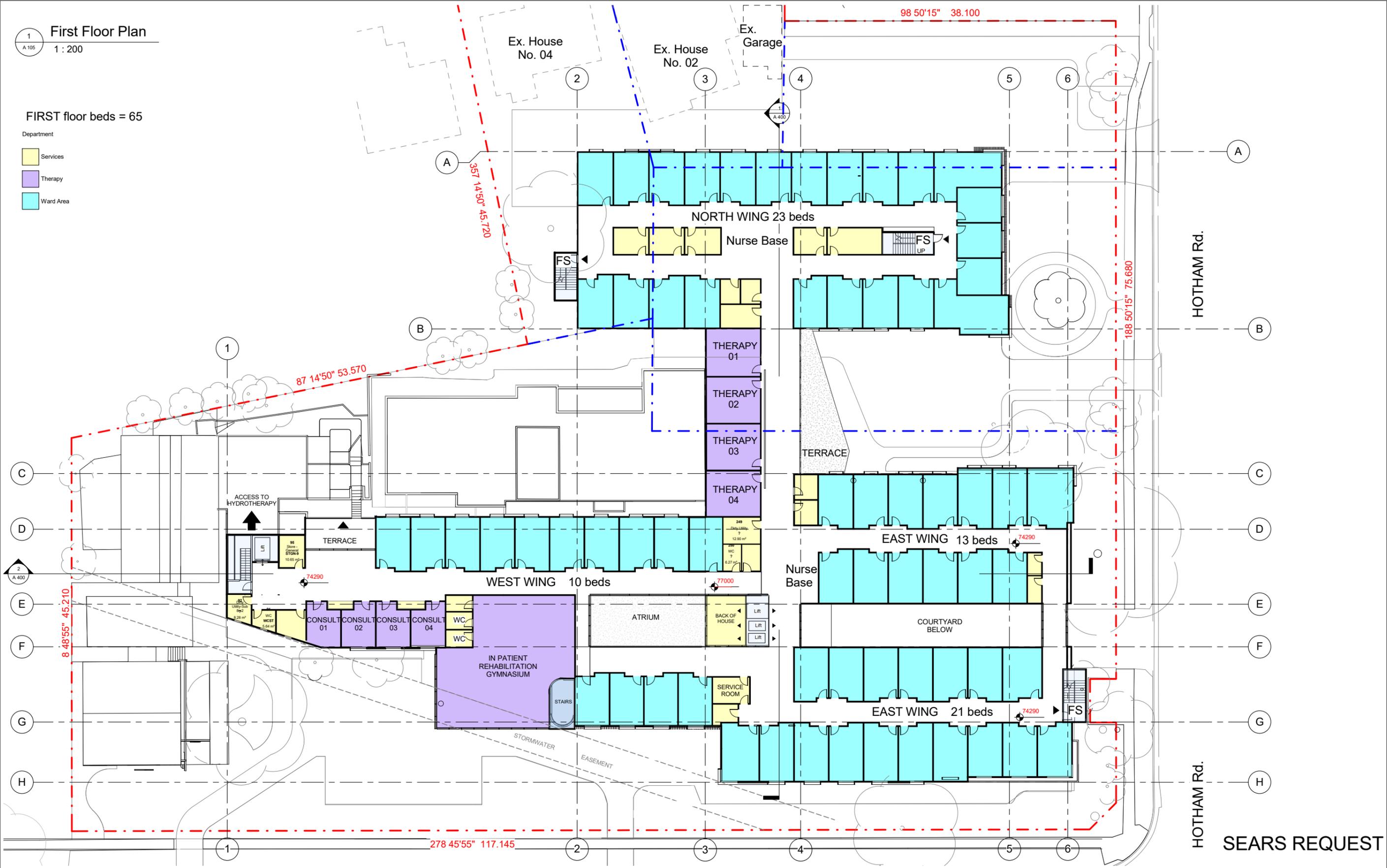
Ground Floor General Arrangement Plan

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Date	24/04/2019	Scale @ A1	Plot stamp:
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Checked by	SP	Version:	44

1 First Floor Plan
A 105 1 : 200

FIRST floor beds = 65

- Department
- Services
 - Therapy
 - Ward Area



SEARS REQUEST

Consultant Team:

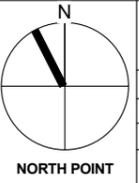
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 BCA Consultant: Blackett Maguire and Goldsmith - Ph. 02 9211 7777
 Electrical Consultant: Erbas and Associates - Ph. 02 9437 1022
 Hydraulic Consultant: Erbas and Associates - Ph. 02 9437 1022
 Mechanical Services Engineer: Erbas and Associates - Ph. 02 9437 1022
 Landscape Architect: Habit8 - Ph. 04 2520 6047
 Surveyor: Dunlop Thorpe & Co. - Ph. 02 9283 6677

Amendment Issue:		
No.	Description	Date
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17		30/05/2018
22	RESIDENT AVE	08/08/2018
44	Final for Sears Request	24/04/2019

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Macquarie Health Corporation
 Additions & Alterations to President Private Hospital
 369-381 President Ave, 61-65 Hotham Rd, 2-4 Bidural Ave Kirrawee NSW



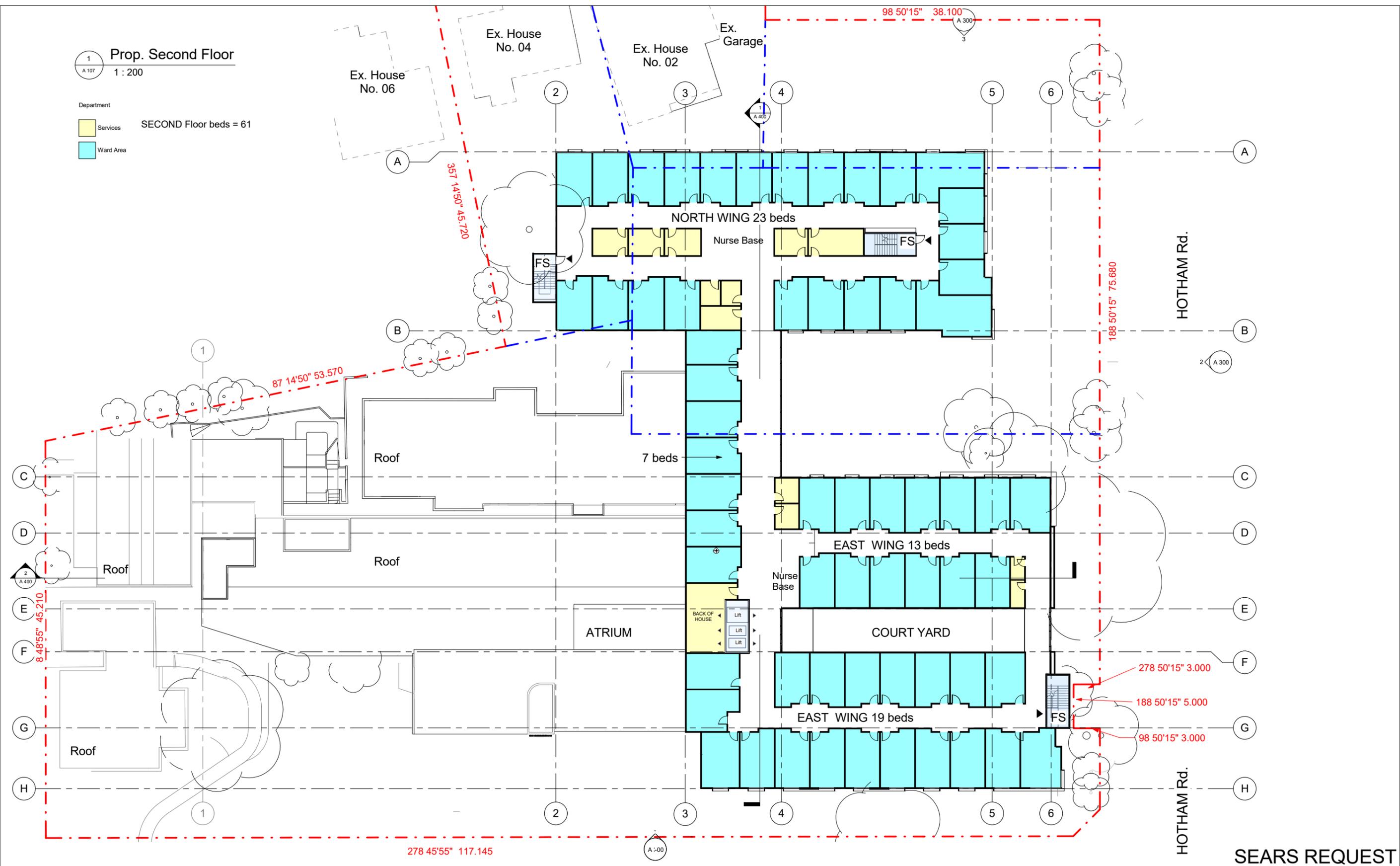
First Floor General Arrangement Plan

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Date	24/04/2019	Scale @ A1	Plot stamp:
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Checked by	SP	Version:	44

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1 Prop. Second Floor
A 107
1 : 200

Department
 Services SECOND Floor beds = 61
 Ward Area



Consultant Team:
 Traffic Engineer: ML Traffic Engineers - Ph. 02 8004 2434
 BCA Consultant: Blackett Maguire and Goldsmith - Ph. 02 9211 7777
 Electrical Consultant: Erbas and Associates - Ph. 02 9437 1022
 Hydraulic Consultant: Erbas and Associates - Ph. 02 9437 1022
 Mechanical Services Engineer: Erbas and Associates - Ph. 02 9437 1022
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 Surveyor: Dunlop Thorpe & Co. - Ph. 02 9283 6677

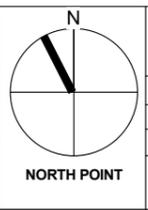
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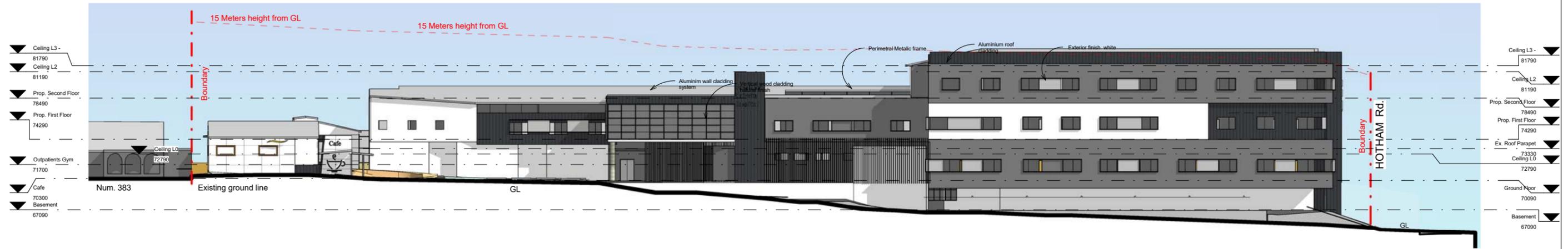
imagescape design studios
 6/10 33 Miller St, Pyrmont NSW 2009 © 9518 8800 © 6078 6877 studio@imagescape.com.au imagescape.com.au
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Macquarie Health Corporation
 369-381 President Ave, 61-65 Hotham Rd, 2-4 Bidural Ave Kirrawee NSW

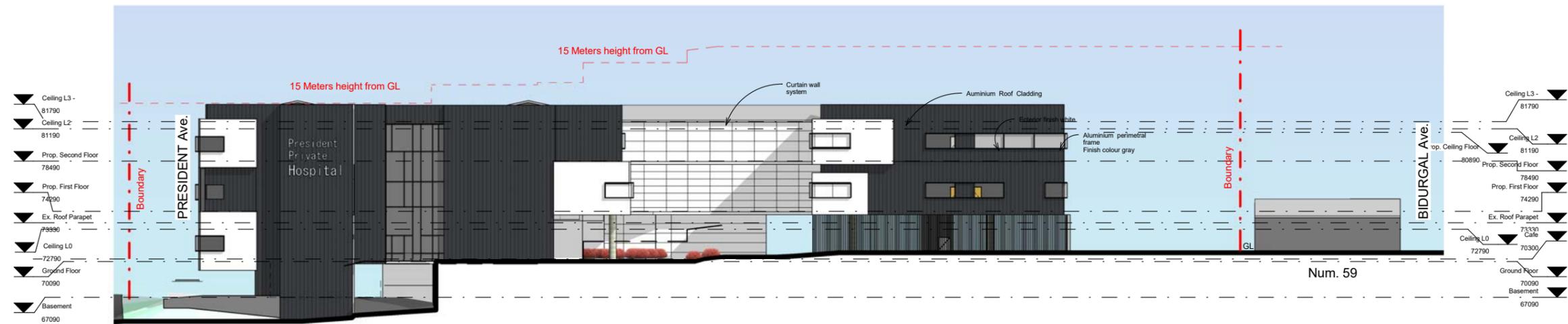
Additions & Alterations to President Private Hospital
Macquarie Health Corporation
 369-381 President Ave, 61-65 Hotham Rd, 2-4 Bidural Ave Kirrawee NSW



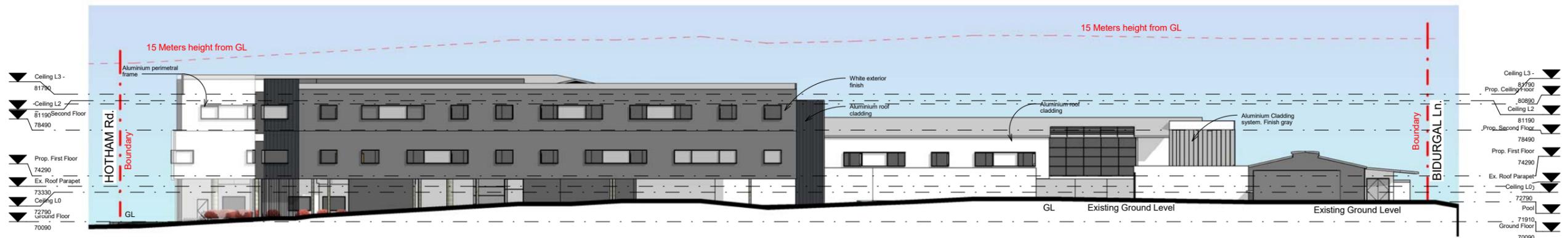
Second Floor General Arrangement Plan
 Project number MacHealth-06
 Date 24/04/2019
 Drawn by NA
 Checked by SP
A 107
 Scale @ A1 1 : 200
 Plot stamp: 25-Apr-19 9:38:00 AM
 Version: 44



1 Stage 5 - SOUTH Elevation
A 300 1 : 200



2 Stage 5 - EAST Elevation
A 300 1 : 200



3 Stage 5 - NORTH Elevation
A 300 1 : 200

SEARS REQUEST

Consultant Team:

Traffic Engineer: ML Traffic Engineers - Ph. 02 8004 2434
 BCA Consultant: Blackett Maguire and Goldsmith - Ph. 02 9211 7777
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 Hydraulic Consultant: Erbas and Associates - Ph. 02 9437 1022
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Amendment Issue:

No.	Description	Date
12		11/04/2018
44	Final for Sears Request	24/04/2019

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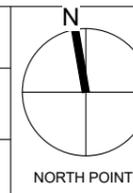
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Macquarie HEALTH CORPORATION

Additions & Alterations to President Private Hospital

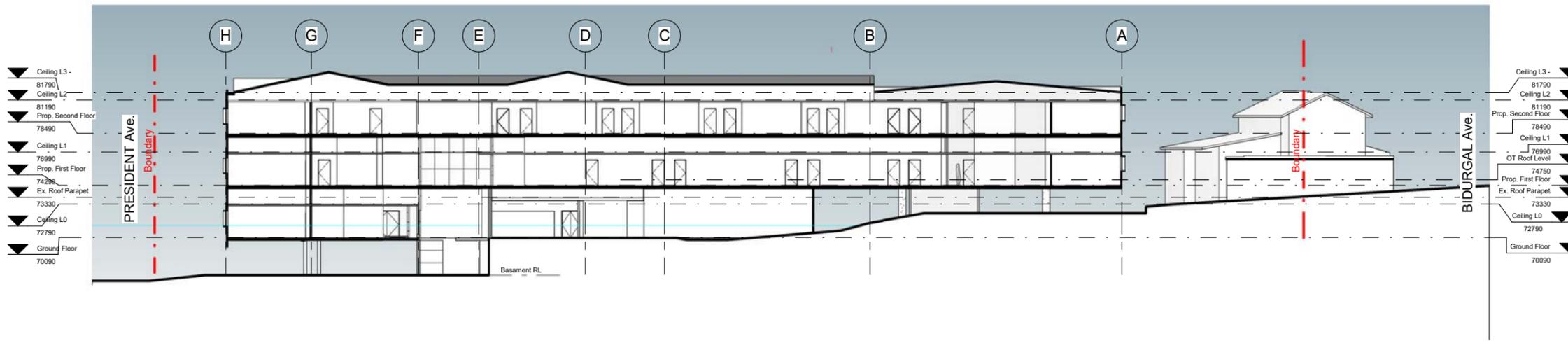
Macquarie Health Corporation

369-381 President Ave, 61-65 Hotham Rd, 2-4 Bidurgal Ave
 Kirrawee NSW

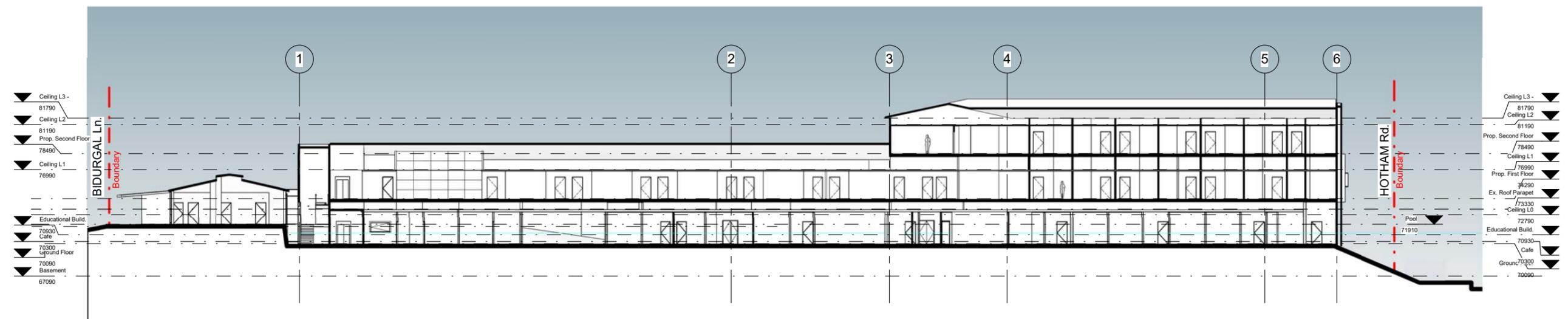


Elevations

Project number	MacHealth-06	A 300	
Date	24/04/2019	Scale @ A1	Plot stamp:
Drawn by	NA	1 : 200	25-Apr-19 9:39:23 AM
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1 Section 1
A 400 1 : 200



2 Section 2
A 400 1 : 200

SEARS REQUEST

Consultant Team:

Traffic Engineer: ML Traffic Engineers - Ph. 02 8004 2434
 BCA Consultant: Blackett Maguire and Goldsmith - Ph. 02 9211 7777
 Electrical Consultant: Erbas and Associates - Ph. 02 9437 1022
 Hydraulic Consultant: Erbas and Associates - Ph. 02 9437 1022
 Mechanical Services Engineer: Erbas and Associates - Ph. 02 9437 1022
 Landscape Architect: Habit 8 - Ph. 04 2520 6047
 Surveyor: Dunlop Thorpe & Co. - Ph. 02 9283 6677

Amendment Issue:

No.	Description	Date
12		11/04/2018
44	Final for Sears Request	24/04/2019

imagescape design studios
 35 Miller St, Pyrmont NSW 2009 | 02 9518 8800 | 02 8078 6877 | studio@imagescape.com.au | imagescape.com.au

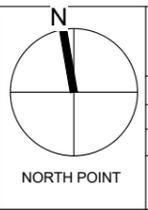
Macquarie HEALTH CORPORATION

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Additions & Alterations to President Private Hospital

Macquarie Health Corporation

369-381 President Ave, 61-65 Hotham Rd, 2-4 Bidurgal Ave
 Kirrawee NSW



Sections	
Project number	MacHealth-06
Date	24/04/2019
Drawn by	NA
Checked by	SP
Scale @ A1	1 : 200
Plot stamp:	25-Apr-19 9:39:47 AM
Version:	44